

Approved  
14 Nov 2011  
EFN



# MINUTES ARCHITECTURAL REVIEW BOARD

October 17, 2011

7:30 P.M.

City Hall, Council Chambers  
Fredericksburg, Virginia

<u>MEMBERS</u>	<u>MEMBERS ABSENT</u>	<u>CITY STAFF</u>
Jamie Scully, Chair	Jon Van Zandt	Erik Nelson, Senior Planner
Owen Lindauer, Vice Chair	Kerri Barile	Sheree Waddy, Recording Secretary
Donna Chasen	Susan Pates	
J. Gordon Brown		

Mr. Scully called the Architectural Review Board to order at 7:30 p.m.

## OPENING REMARKS

Mr. Scully determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

## APPROVAL OF AGENDA

Mr. Scully announced that there was a Consent Agenda to consider that included Items 1 and 2. He asked the Board if there were any items listed on the Consent Agenda that anyone wanted to move to the Regular Agenda. There were none.

Mr. Scully asked if anyone in attendance wanted to provide public testimony on any item on the Consent Agenda. There were none.

Mr. Scully asked if there were any other changes to the agenda.

Mr. Lindauer asked to add Other Business Item 5 – Archaeology Month.

Ms. Chasen asked to add Other Business Item 6 – Update on 501 Caroline Street and Item 7 – Update on 401 Sophia Street.

Mr. Nelson asked to add Other Business Item 8 – Transmission of a draft outline of the Annual Report.

Mr. Scully asked to add Other Business Item 9 – Discussion of the Virginia Preservation Conference.

Ms. Chasen made a motion to accept the agenda as amended. Mr. Lindauer seconded. The motion carried unanimously.

### **REVIEW OF MINUTES**

Mr. Scully asked if there were any changes to the September 12, 2011 meeting minutes.

Ms. Chasen made a motion to accept the minutes as submitted. Mr. Lindauer seconded. The motion carried unanimously.

### **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Mr. Scully asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items.

No one indicated that they had engaged in ex parte discussions.

### **APPLICATIONS – CONSENT AGENDA**

Mr. Nelson presented the following applications:

1. **422-424 William Street (Teresa Bonilla) - Signs**
2. **1700 Caroline Street (Barberella) - Signs**

Ms. Chasen said she found the proposed signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant Certificates of Appropriateness. Mr. Lindauer seconded. The motion carried unanimously.

### **APPLICATIONS – REGULAR AGENDA**

3. **402 Hanover Street (Ivy Eckerman and Steven Pena) – Exterior alterations**

The applicants were present as was their architect, Sabina Weitzman. Ms. Weitzman noted that the parapet wall would be clad in shingles that match the existing metal shingles on the house.

There was no public comment.

Mr. Lindauer said that page 3 of the drawings show a metal cresting on the top of the roof. He asked what the inspiration was for that design element.

Ms. Weitzman said that cresting was a typical design feature of the Second Empire/Victorian style of architecture. She said it would also have the practical purpose of shielding the ductwork on the roof, and would serve as a connector between the new and old.

Ms. Chasen noted that the Second Empire addition at Rose Hill had similar cresting.

Mr. Brown asked for clarification of the roof deck guardrail on the west elevation.

Ms. Weitzman said there have been other iterations of this design, all in an attempt to create a hyphen between the existing structure and the proposed addition. She said they needed to create access to the roof deck from the attic door. She said it would engage with the existing eave without touching it and it would not be visible from any public right of way.

Mr. Brown said he disagreed, that portions of the guardrail would be visible. He complimented Ms. Weitzman on the overall design. He said he was concerned with the metal pipe guardrail and suggested that something less contemporary and industrial would be more compatible with the overall design.

Ms. Weitzman said she was open to suggestions. She said using a picket form had been considered, but anything considered would still require a strong horizontal member to span the distance between the two roofs.

Mr. Brown asked if a solid form had been considered.

Ms. Weitzman said no because this was where the roof drained.

Ms. Chasen asked if railing more reflective of an ivy fence could be used.

Ms. Weitzman said the cresting was the obvious inspiration so something reflective of that form could be fabricated.

Mr. Scully noted that the guardrail did not appear to be visible given the indent of the roof line.

Mr. Lindauer said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried 3-1, with Mr. Brown opposed.

#### **4. 9 Lafayette Station (W. Frank Crissey) – Exterior alterations**

The applicant, W. Frank Crissey, was present.

There was no public comment.

Mr. Brown asked for clarification on the guidelines for reviewing an application for a non historic house in the Historic District.

Mr. Nelson stated that the ordinance did not differentiate historic and non-historic, but that general practice certainly gave greater weight to more significant buildings.

Mr. Lindauer said that the Board also needed to consider whether the building had the potential to become important. He said that according to the guidelines the Board should consider whether the proposed work would create a false sense of history, whether it would create an intrusion into neighborhood or streetscape, and whether there was the potential for historic importance.

Mr. Scully added that consideration should also be given to whether a structure contributes historically or architecturally to the district.

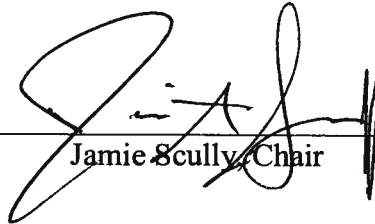
Mr. Lindauer said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried 3-1, with Mr. Brown opposed.

### **Other Business**

1. Informal review 306 Amelia Street – Mr. Nelson explained that a potential buyer wanted to know if he could construct a garage on the property. Mr. Scully asked if the garage would be attached. Mr. Nelson said yes, it would need to be. Mr. Brown asked if the garage would be brick. Mr. Nelson said yes. Mr. Brown suggested using slate for the roof. Mr. Scully suggested using materials similar to the existing. Mr. Nelson said he would note all the suggestions and take the information back to the interested buyer.
2. Informal review 104 Wolfe Street – Mr. Nelson informed the Board that Paul Sukalo, owner of the property, proposed to demolish the existing structure and rebuild a house of similar size and massing. He said the interior wall coverings had been removed with the intent of using the structure for commercial office space. Mr. Nelson said that there is wood siding under the asbestos. Mr. Brown recused himself from any discussion of the project because Mr. Sukalo was a client. Mr. Scully said the property did not meet the criteria for demolition at this point. Ms. Chasen said the structure was an important part of the streetscape. Mr. Sukalo said he could address the grade with a new structure and bring the entry down to street level. Mr. Lindauer said he was conflicted, since the structure was not historically or architecturally significant, nor was it linked to a historical figure or event. He said historic properties were close by, but so was the City garage. Mr. Lindauer said a new residential home would comply with the Comprehensive Plan. Mr. Scully said the building was a contributing element to the Historic District, structurally sound, and could be converted back to residential use without hardship. He said that these factors outweigh any desire to demolish. Ms. Chasen agreed. She said vernacular buildings reflect a period and class and are architecturally significant. The Board suggested an alternative to demolition to be considered.
3. Transmittal of Planning Commission agenda – Mr. Nelson said that there was nothing on the agenda that related to the Historic District.
4. Mr. Nelson transmitted The Alliance Review.
5. Virginia Archaeology Month – The Board acknowledged that this was Archaeology Month and thanked Mr. Lindauer for the posters he provided.

6. Update on 501 Caroline Street – Ms. Chasen said that there appeared to be work being done without a Certificate of Appropriateness. Mr. Nelson said that siding does not require a permit.
7. Update on 401 Sophia – Mr. Nelson said there is no new information.
8. Annual Report – Mr. Nelson transmitted a draft outline of the Annual Report for the Board's review and input.
9. Discussion of Virginia Preservation Conference – Mr. Nelson said that he, Mr. Scully and Ms. Chasen had attended that conference in Winchester. He said that the State had finally provided ARB training. Mr. Scully noted that Mr. Nelson gave a presentation on ex parte communication. Mr. Nelson said that several participants noted that Michael Chandler, who provides Planning Commission training, was providing misinformation about how ARBs function. He said he would contact the State to see if this error could be halted.

The meeting adjourned at 8:23 p.m.



Jamie Scully, Chair